

**2022007884**

TRANSYLVANIA CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

12-29-2022 03:34:33 PM

BETH C LANDRETH

REGISTER OF DEEDS

BY: DELIA MCCALL
DEPUTY REGISTER OF DEEDS**BK: DOC 1064****PG: 839-841****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$0.00

Return after recording to: Donald E. Jordan

Brief description for the Index: 31.62 acres, Cascade Lake Road

This Deed was prepared by: Donald E. Jordan, Attorney at Law

This property does not include the primary residence of Grantor

CJW 12/29/22

This DEED is made this 18th day of October, 2022, by and between:**GRANTOR: JOAN C. BARHAM, unmarried**
Grantor's Address: 253 Oak Park Drive, Brevard, NC 28712**GRANTEE: TERRY L. BARHAM**
Grantee's Address: 171 South Johnson Street, Brevard, NC 28712

The designation Grantor and Grantee in this Deed shall include the parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

The Grantor, for a valuable consideration paid by the Grantee (the receipt of which is acknowledged) grants, bargains, sells and conveys to the Grantee in fee simple, all of the lot or parcel of land located in Little River Township, Transylvania County, North Carolina, and as is described in the attached Exhibit A. This is a portion of the same property acquired by Grantor by Deed recorded in Document Book 718, Page 702, Transylvania County Registry. This conveyance is made subject to easements and rights of way of record, to any covenants of record, and to real property taxes for the current year.

THIS CONVEYANCE IS MADE FOR THE GRANTEE TO HAVE AND TO HOLD the Property and all privileges and appurtenances belonging to the Property in fee simple.

The Grantor covenants with the Grantee that Grantor is seized of the Property in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons, subject only to the stated exceptions.

Grantor is signing this Deed as of the date specified above.

Joan C. Barham
Joan C. Barham

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that Joan C. Barham personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 20 day of ~~October~~ ^{December}, 2022.

My commission expires: August 30, 2024

[Handwritten Signature]

Notary Public

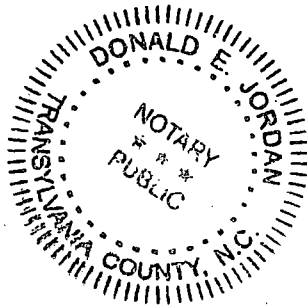


EXHIBIT A - LEGAL DESCRIPTION

An undivided one-half interest in all of that 31.62 acre tract of land described in the Survey recorded in Plat File 10, Slide 11, records of Plats for Transylvania County in the office of the Register of Deeds for Transylvania County North Carolina.

This conveyance is made together with the right to use the roadway as described in the Deeds recorded in Book 3, Page 705, and Book 31 Page 708, subject to the restrictions set forth in those Deeds, and subject to the rights of others to the joint use of the road. This conveyance is also made subject to the right of way for Cascade Lake Road.

Grantor conveys and quitclaims to Grantee (but does not warrant title) a ½ undivided interest in the strip of property immediately to the north of the 31.62 acres, approximately 50 feet wide, and consisting of the northernmost portion of the property conveyed to Rice in the Deed recorded in Book 101, Page 172. the location for this line is marked by a series of iron rods shown on the Plat recorded in Plat File 6, Slide 372.

This Deed is provided to correct the mistaken conveyance of a 100% interest in this property as Tract III in the Deed recorded in Book 718, Page 702, and to conform ownership in accordance with the Agreement of the parties recorded in Book 707, Page 106.